
Cover Pool Information

10.12.2014

Covered Bond



Landsbankinn Covered Bonds report



Report date: 10.12.2014

Portfolio Characteristics	Indexed*	Non-Indexed	Total
Total Cover Pool Balance	2.899	5.209	8.107
Average Loan Balance	18	16	17
No. Of Loans	165	317	482
No. Of Borrowers	165	317	482
No. Of Properties	165	317	482
WA LTV	57%	54%	55%
WA Seasoning (Years)	5,62	2,44	3,58
WA Remaining terms (Years)	29,71	29,71	29,71
WA Interest Rate	4,05%	6,82%	5,83%

*Indexed mortgage linked to the consumer price index in iceland as published by statistic Iceland (Hagstofa Íslands: www.hagstofa.is). Non Indexed are fixed rate mortgages

LTV %	Exposure (ISK)	Percentage	No. Loans	Percentage
0-20	62	1%	5	1%
20-30	498	6%	36	7%
30-40	862	11%	58	12%
40-50	1.414	17%	87	18%
50-60	1.493	18%	88	18%
60-70	2.214	27%	126	26%
70-80	1.564	19%	82	17%
80-90	0	0%	0	0%
more than 90	0	0%	0	0%
Total	8.107	100%	482	100%

Area	Exposure (ISK)	Percentage	No. Loans	Percentage
Reykjavík	3.794	47%	227	47%
Höfuðborgarsvæðið	2.854	35%	154	32%
Norðurland eystra	409	5%	29	6%
Suðurland	259	3%	19	4%
Suðurnes	291	4%	18	4%
Vesturland	288	4%	19	4%
Vestfirðir	37	0%	3	1%
Austurland	177	2%	13	3%
Norðurland vestra	0	0%	0	0%
Total	8.107	100%	482	100%

Payment frequency	Exposure (ISK)	Percentage	No. Loans	Percentage
Monthly	8.062	99%	479	99%
Other	46	1%	3	1%
Total	8.107	100%	482	100%

Days in arrears	Exposure (ISK)	Percentage	No. Loans	Percentage
Not in arrears	7.972	98%	477	99%
1-30	46	1%	2	0%
31-60	89	1%	3	1%
31-90	0	0%	0	0%
More than 90	0	0%	0	0%
Total	8.107	100%	482	100%

Seasoning (Years)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-3	5.335	66%	312	65%
3-6	1.188	15%	76	16%
6-9	623	8%	37	8%
9-12	962	12%	57	12%
more than 12	0	0%	0	0%
Total	8.107	100%	482	100%

Remaining (Years)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-5	40	0%	3	1%
5-10	87	1%	7	1%
10-20	1.293	16%	82	17%
20-30	1.909	24%	113	23%
more than 30	4.779	59%	277	57%
Total	8.107	100%	482	100%

Loan Balance (m.)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-30	7.667	95%	469	97%
30-60	440	5%	13	3%
60-90	0	0%	0	0%
more than 90	0	0%	0	0%
Total	8.107	100%	482	100%

Interest type	Exposure (ISK)	Percentage	No. Loans	Percentage
3Y interest reset	752	9%	43	9%
5Y interest reset	2.598	32%	159	33%
Fixed	1.664	21%	98	20%
Floating	3.094	38%	182	38%
Total	8.107	100%	482	100%

Issuance	Amount
Cover Pool Eligable for Calculation - Exposure ISK	8.107
Cover Pool Eligable for Calculation - Number of Mortgages	482
Total Issuance	6.867
Substitution - Cash	184
Substitution - Government Bond	0
Minimum Over Collateralisation	20,0%
Over Collateralisation	20,7%

Comments from Risk Management

The management of interest rate risk against interest rate gap limits is supplemented by monitoring the sensitivity of financial assets and liabilities to various interest rate scenarios. The following table shows the current results from the net present value test as well as the stress tests that are run weekly on the cover pool. The table shows both the net present value for assets and liabilities as well as the ratio of the net present value to the nominal value of assets and liabilities. All numbers are in ISK millions.

"Nominal" is the original value. The net present value test is labelled „Base" while the stress tests, on the interest rate level (100 bp) and consumer price index (50 bp) are labelled by the name of the risk factor that is being changed and the direction in which it is being moved. Risk factor adverse behavior is based on the "Base" net present value test and takes into account any netting possibilities.

Stress Test: Interest Rate Sensitivity

Risk factor	NPV		NPV ratio		Diff
	Assets	Liabilities	Assets	Liabilities	
Nominal	7.958	6.560	100,00%	100,00%	1.398
Base	8.204	6.867	103,09%	104,69%	1.337
Risk free interest rate - downward shift	8.448	7.057	106,15%	107,57%	1.391
Risk free interest rate - upward shift	7.989	6.685	100,39%	101,90%	1.304
Adverse behavior	7.414	6.867	93,16%	104,69%	546
Consumer Price index - downward shift	8.283	6.867	104,09%	104,69%	1.416
Consumer Price index - upward shift	8.129	6.867	102,15%	104,69%	1.262

Planned frequency for updates of this summary: 4 times a year.

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